
From: DYPXCPWEB@northernbeaches.nsw.gov.au
Sent: 7/10/2025 7:15:18 PM
To: DA Submission Mailbox
Subject: Online Submission

07/10/2025

MS zvjezdana zirojevic popovic
189 garden ST
Warriewood NSW 2102
[REDACTED]

RE: PEX2025/0001 - 13 Wilga Street INGLESIDE NSW 2101

ChatGPT

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You said:
To Whom It May Concern,

I am writing to formally object to the proposed residential development adjacent to the Serbian Orthodox Church of St Sava and community hall in Ingleside, as per the development application currently under consideration by Northern Beaches Council.

Our Church and community centre, established in 1949, is a long-standing, thriving Christian community and cultural hub, supporting one of the largest ethnic minority communities on the Northern Beaches. Over 160 children attend weekly activities on our site, including Serbian language classes, traditional dance lessons, and Orthodox Christian scripture. This space is vital for preserving cultural heritage and providing safe, community-oriented activities for our youth and families.

I strongly urge Council to take the following critical concerns into account:

1. ****Privacy and Safety of Children****

The proposed two- and three-storey residential buildings directly bordering our Church pose serious privacy and safety risks. Balconies and upper-level windows from neighbouring properties would overlook areas where children play, dance, and learn. This level of surveillance is not appropriate or acceptable in a space dedicated to children's education and cultural development. Children deserve to feel secure and unobserved by strangers while participating in community activities.

2. ****Buffer Zone Requirement****

A ****buffer zone**** between the proposed development and our Church is essential. We propose this be in the form of a public road, open land, or a landscaped reserve to provide both physical and visual separation. Without such a buffer, our community's privacy, safety, and sense of space will be permanently diminished.

3 ****Rezoning of Church Land to R3****

Given the scale of surrounding development, we also request that our Church land be ****rezoned to R3 - Medium Density Residential**** to reflect our community's long-term master plan. This would allow us to meet the evolving needs of our congregation through the development of additional classrooms, change rooms, a library, archives, aged care, childcare, and some residential dwellings that support our community.

4. ****Protection of Existing and Permissible Uses****

We seek assurance that all existing ****permissible uses**** of our land under current zoning will continue without interference. Our Church has operated uninterrupted for over 75 years, and future residential developments should not restrict or threaten long-standing, approved activities (e.g. church services, cultural events, classes, and community gatherings). Residents moving into this new development must accept the established nature of our site and activities.

5. ****Encumbrances on Title to Protect Church Operations****

We request that ****encumbrances or covenants**** be placed on the titles of future lots surrounding our Church, to acknowledge the existing use of our land and to prevent future legal or regulatory challenges to our operation. This is critical in safeguarding the future of our programs and activities from noise complaints or other objections.

6. ****Our Community's Historic and Ongoing Contribution****

The Serbian Orthodox Church of St Sava is not just a place of worship-it is a ****community centre that has served generations of families**** in the Northern Beaches. Many of us grew up attending cultural and religious programs at the Church and are now sending our own children. The site is deeply woven into our personal and community identity.

We hope Council will recognise and respect the historical significance, cultural contribution, and community value of our Church, and ensure any future development reflects appropriate separation, protection, and planning foresight.

In Summary, We Request:

- * Introduction of a ****buffer zone**** (road/land/reserve) between our Church and any new residential buildings

- * ****Rezoning**** of our land to R3 to align with surrounding development and allow us to grow

- * Protection of our ****existing rights and permissible uses****, and inclusion of ****title encumbrances**** on neighbouring lots

- * Consideration of the ****unique and ongoing community role**** our Church has played since 1949

We trust that Council will prioritise equitable planning that respects all parts of the community, especially long-standing institutions that have continuously contributed to the cultural and social fabric of the area.

Thank you for your consideration.

Kind regards,

****On behalf of: Serbian Orthodox Church of St Sava - Ingleside Parish Community****

To Whom It May Concern,

I am writing on behalf of the Serbian Orthodox Church of St Sava and our parish community in Ingleside to formally object to the proposed residential development adjacent to our Church and community centre, as detailed in the development application currently under review by Northern Beaches Council.

Established in 1949, our Church and community hall have served as a vital cultural, spiritual, and educational hub for one of the largest ethnic minority communities on the Northern Beaches. Each week, over 160 children participate in activities on our site - including Serbian language school, traditional dance classes, and Orthodox Christian scripture. This space plays an essential role in preserving our cultural heritage and fostering a strong, safe, and inclusive community for future generations.

We respectfully urge Council to carefully consider the following critical concerns:

1. Privacy and Safety of Children

The proposed two- and three-storey residential buildings directly bordering our site pose significant privacy and safety concerns. Balconies and upper-level windows from neighbouring dwellings would overlook areas where children gather to play, learn, and engage in cultural activities.

Children must be able to participate in community programs without being observed by residents of adjacent developments. The potential for constant surveillance by unknown individuals is deeply inappropriate and compromises the sense of safety and trust that underpins our youth programs.

2. Need for a Buffer Zone

We strongly advocate for the inclusion of a buffer zone between our Church and the proposed residential development. This could take the form of a public road, open green space, or landscaped reserve, providing both visual and physical separation.

Without such a buffer, the character and functionality of our site - especially outdoor cultural and educational activities - would be permanently impacted.

3. Rezoning of Church Land to R3

Given the scale and density of the surrounding proposed development, we request that our Church land be rezoned to R3 - Medium Density Residential, in line with our community's long-term vision and master plan.

This would enable the development of additional community-supporting infrastructure, such as:

Classrooms and education spaces

Change rooms and facilities

Library and cultural archives

Aged care and childcare services

Limited residential accommodation for clergy and community workers

Rezoning would support the evolving needs of our congregation and ensure the Church remains a sustainable, future-ready community centre.

4. Protection of Existing and Permissible Uses

We seek formal assurance that all current permissible uses of our site under existing zoning will be protected - including religious services, cultural festivals, classes, and community gatherings.

The Church has operated in this location for over 75 years, and new residents must understand and accept the established nature of our activities. Development approval should not enable future restrictions or complaints that jeopardise our operations.

5. Title Encumbrances to Protect Church Operations

We respectfully request that encumbrances or covenants be placed on the titles of neighbouring residential lots, acknowledging the longstanding community use of our land. This would help prevent future legal or regulatory challenges to our operations, particularly in relation to noise or community activity.

Such provisions are essential to safeguard the continuity of our programs and protect our right to exist and operate as we always have.

6. Recognition of Our Community's Historical and Ongoing Contribution

For over seven decades, the Serbian Orthodox Church of St Sava has been more than a place of worship - it is a cultural anchor, community builder, and intergenerational gathering place. Many parishioners who once attended as children now bring their own families to continue the traditions of faith, culture, and language.

This site is deeply woven into our community's identity. We urge Council to acknowledge the historic and ongoing contribution of our Church in any future planning decisions.

Kind regards Zvezdana Zirojevic Popovic